

**MINUTES OF THE CITY OF JONESTOWN PLANNING & ZONING COMMISSION
REGULAR MEETING HELD OCTOBER 6, 2021, 7:30 P.M., AT THE CITY COUNCIL
CHAMBER, 18649 FM 1431, SUITE 3-A, JONESTOWN, TEXAS**

Chair Melody Gayeski (Place 1) Tony Macina, Vice Chair (Place 4)	Brenda Sies (Place 2) Stephan Ambrose (Place 3) Tom Grant (Place 5)	Vacant (Alternate 1) Alyssa Kline (Alternate 2)
---	---	--

ITEMS OPENING MEETING

1. CALL TO ORDER

CHAIR GAYESKI

Commissioner Gayeski called the meeting to order at 7:31 p.m.

2. ROLL CALL

SECRETARY

Present: Chair Gayeski, Vice Chair Macina, Commissioners Sies, Ambrose, Grant, Kline
Staff present: Development Services Director Jolly, Permit Technician Barton,
Planning/GIS Technician Bradley

3. APPROVAL OF MINUTES

September 1, 2021, regular meeting

A motion was made by Commissioner Sies and seconded by Commissioner Ambrose to approve the minutes of September 1, 2021. The motion carried unanimously.

4. CITIZENS COMMUNICATION

There were no citizen communications.

GENERAL BUSINESS AND ACTION ITEMS:

- 5. a. PUBLIC HEARING on a request by Gary and Melina Fiveash, dba 5 Star Fabrication Inc., for a zoning classification change from "B-2" Business - General District to "I-1" Light Industrial District in accordance with Chapter 14: Zoning, Section 14.02.074, of the Jonestown Code of Ordinances, for property located at 18794/18800 FM 1431 (2.086 ACR of Lot 1 Panoramic Hills), Jonestown, Texas.**

There being no citizens wishing to speak, Chair Gayeski closed the public hearing.

- b. Discussion and possible action regarding the above request by Gary and Melina Fiveash, dba 5 Star Fabrication Inc., for a zoning classification change from "B-2" Business - General District to "I-1" Light Industrial District.**

Commissioners noted this business owner has been conducting his business at this location for many years and the request to rezone to "I-1" Light Industrial District was to allow the overhead crane inside his building. Commissioners questioned whether a variance to allow the use of the crane in a "B-2" Business-General District would be more appropriate than a change in zoning district. Commissioner Sies motioned to recommend to Council to deny

the request to rezone property located at 18794/18800 FM 1431 from "B-2" Business-General District to "I-1" Light Industrial District and instructed City staff to confer with City Attorney regarding a request for variance to allow this business the use of the overhead crane in a "B-2" Business-General zoning district. The motion was seconded by Commissioner Grant and passed unanimously.

6. **a. PUBLIC HEARING on a request by Scott and Wendy Lawson for a zoning classification change from "Expired Planned Unit Development" to "R-1 Single-Family Residential" in accordance with Chapter 14: Zoning, Section 14.02.066, of the Jonestown Code of Ordinances, for property located at 17335 E Reed Parks Rd (Tract 11, 5.119 Acres of land out of the Samuel Hayford Survey 54, Abstract 2669, and Jeremiah Gregg Survey 603, Abstract 325) Jonestown, Texas.**

Applicants Scott and Wendy Lawson attended the public hearing and responded to the Commissioner's questions confirming they were building a single-family residence and acknowledged a portion of their property was in the floodplain. There being no other citizens wishing to speak, Chair Gayeski closed the public hearing.

- b. Discussion and possible action regarding the above request by Scott and Wendy Lawson for a zoning classification change from "Expired PUD" Planned Unit Development District to "R-1" Single-Family Residential District.**

Commissioner Sies motioned to recommend Council to approve this request for a zoning classification change from "Expired PUD" Planned Unit Development District to "R-1" Single-Family Residential District for property located at 17335 E. Reed Parks Road. The motion was seconded by Vice Chair Macina and passed unanimously.

7. **a. PUBLIC HEARING on a request by Melisa Clement Designs, LLC, & Clement Properties, LLC, for a zoning classification change from "B-2" Business – General District to "R-R" Rural Residential District in accordance with Chapter 14: Zoning, Section 14.02.065, of the Jonestown Code of Ordinances, for property located at 12411 Lone Mountain Pass (Lot 9 Lone Mountain Ranch Subd) Jonestown, Texas.**

There being no citizens wishing to speak, Chair Gayeski closed the public hearing.

- b. Discussion and possible action regarding the above request by Melisa Clement Designs, LLC, & Clement Properties, LLC, for a zoning classification change from "B-2" Business – General District to "R-R" Rural Residential District.**

Chair Gayeski noted the property owner has submitted a new application to request "R-1" Single-family Residential zoning as the property does not meet the five-acre minimum required by City Ordinances for "R-R" Rural Residential zoning. Vice Chair Macina motioned to recommend Council deny the request by Melisa Clement Designs, LLC, & Clement Properties, LLC, for a zoning classification change from "B-2" Business – General District to "R-R" Rural Residential District. The motion was seconded by Commissioner Ambrose and passed unanimously.

8. **a. PUBLIC HEARING on a request by The Hollows at Lake Travis, LLC, being the owners of 154.689 acres of land located in the J.F. Carlton Survey No. 102, Abstract No. 2511, in Travis County, TX, described by Deed of Record in Document No. 2018024745, Official Public Records, Travis County, TX, for approval of a final plat to subdivide 16.75 acres of land to be known as The Hollows Sanctuary South Phase 1 into 28 single family lots and two open spaces/drainage lots for property located off Destination Way, Jonestown, TX.**

J. Robert Long representing The Hollows at Lake Travis, LLC, answered Commissioners' questions regarding the plat and development on Destination Way in The Hollows Subdivision. There being no other persons wishing to speak, Chair Gayeski closed the public hearing.

- b. Discussion and possible action regarding the above request by The Hollows at Lake Travis, LLC, being the owners of 154.689 acres of land located in the J.F. Carlton Survey No. 102, Abstract No. 2511, in Travis County, TX, described by Deed of Record in Document No. 2018024745, Official Public Records, Travis County, TX, for approval of a final plat to subdivide 16.75 acres of land to be known as The Hollows Sanctuary South Phase 1 into 28 single family lots and two open spaces/drainage lots for property located off Destination Way, Jonestown, TX.**

Commissioner Sies recommended that ownership of the easements shown on the final plat should be noted. Commissioner Grant motioned to recommend Council approve the final plat to subdivide 16.75 acres of land to be known as The Hollows Sanctuary South Phase 1 into 28 single family lots and two open spaces/drainage lots for property located off Destination Way, Jonestown, TX. The motion was seconded by Commissioner Kline and passed unanimously.

9. **Discuss amendments to Chapter 3 outdoor lighting regulations to comply with International Dark-Sky Association certification requirements.**

Chair Gayeski questioned which edits are directly in correlation with achieving the Dark-Sky certification and which are above and beyond that; also, whether all members of the committee were involved with the revisions. Certification benefits were questioned, as well as the need to ensure the ordinance is not in conflict with the "Signs" ordinance. As the exact revisions were unclear, Commissioners suggested that all Dark-Sky committee members review the ordinance and follow up with a joint work session of the Dark-Sky Committee and Planning & Zoning Commission to review the ordinance, to be scheduled by Director Jolly.

10. **Discuss draft letter to property owners regarding compliance with the new sign ordinance.**

Commissioners discussed the draft letter and questioned if all property owners with signs would receive the letter. One correction was noted. City staff will mail the amended letter to all property owners following review by Commissioners and Council.

11. Update from staff on current department activities.

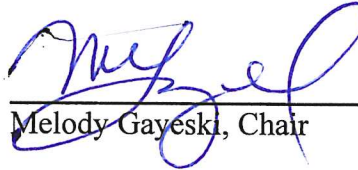
Development Services Director Jolly provided a departmental update and introduced new employees, Planning/GIS Technician, Madison Bradley, and Permit Technician, Kamry Barton. Ms. Jolly provided an update on the substandard structure located at 18304 E. Lake Terrace, ordered by the Jonestown Board of Adjustments and Appeals on September 27, 2021 to be repaired by January 31, 2022. Two new site development applications for a gift store and music venue have been received. In addition to letters being mailed to property owners regarding sign permitting, city staff will be mailing short-term rental license renewal notices.

12. ADJOURNMENT

Commissioner Sies motioned to adjourn the meeting, seconded by Commissioner Ambrose. Chair Gayeski adjourned the meeting at 8:32 p.m.

PASSED AND APPROVED AT A MEETING HELD ON NOVEMBER 3, 2021.





Melody Gayeski, Chair

ATTEST:



Rachel Austin, City Secretary